

## CHAPTER 90: BUILDING CODE

### AN ORDINANCE

### TO REPEAL AND REPLACE THE BUILDING CODE ORDINANCE

### OF FRANKLIN COUNTY, INDIANA

ORDINANCE NO. 1989-4

AN ORDINANCE TO REPEAL AND REPLACE THE BUILDING CODE ORDINANCE OF FRANKLIN COUNTY, INDIANA: SPECIFICALLY, ORDINANCE NO. 2-1977, AS AMENDED, PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, INDIANA, ON THE 4th DAY OF MARCH, 1977.

Be it ordained by the Board of County Commissioners of the County of Franklin, Indiana:

#### SECTION 1.

That Chapter 90: BUILDING CODE of the Code of Ordinances of Franklin County, Indiana, shall read as follows:

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#### Section

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#### Section 90.01: TITLE

This chapter, and all ordinances supplemental or amendatory hereto, shall be known as the "Building Code of Franklin County, Indiana," or "Building Code," and may be cited as such, and will be referred to herein as "this code," and shall supersede all ordinances and parts of ordinances in conflict herewith, which are hereby repealed.

Ord. No. 1989-4, passed 17, April 1989.

#### Section 90.02: PURPOSE

The purpose of this code is to provide minimum standards for the protection of life, limb, health, environment, public safety and welfare, and for the conservation of energy in the design and construction of buildings and structures.

Ord. No. 198904, passed 17, April 1989.

#### Section 90.03: APPOINTMENT OF BUILDING INSPECTOR

(A) There is hereby created and established the office of the Building Inspector of Franklin County.

(B) The Building Inspector shall be appointed by the Board of County Commissioners. His appointment shall continue during good behavior and service, and he shall not be removed from office except for cause after full opportunity has been given him to be heard on specific charges.

Ord. No. 1989-4, passed 17, April 1989.

#### Section 90.04: AUTHORITY OF BUILDING INSPECTOR

(A) The Building Inspector is authorized and directed to administer and enforce all of the provisions of this code, and he is also the official designated and authorized to enforce the other chapters of the Franklin County Code of Ordinances pertaining to Unsafe Buildings or Building Construction. Whenever in this chapter, it is provided that anything must be done to the approval of or subject to the direction of the Building Inspector or any other officer of the County, this shall be construed to give that officer only the discretion of determining whether the rules and standards established have been complied with. No such provision shall be construed as giving any officer discretionary powers as to what such regulations or standards shall be, or power to require conditions not prescribed by this chapter or to enforce its provisions in an arbitrary or discriminatory manner. Any variances from adopted building rules are subject to approval under I.C. 22-13-2-7(b).

(B) The Building Inspector is authorized to employ sufficient inspectors, assistants, and other personnel as may be approved by the Board of County Commissioners, and necessary to the carrying out of his duties. Compensation for the Building Inspector and his inspectors, assistants, and other employees shall be determined by the County Commissioner and the Franklin County Council.

Am. Ord. No. 1989-5, passed 7, Aug. 1989.

Ord. No. 1989-4, passed 17, April 1989.

#### Section 90.05: SCOPE OF REGULATIONS AND AREA AFFECTED

The provisions of this code apply to the construction, alteration, repair, use, occupancy, maintenance, and addition to all buildings and structures, other than fences, and industrialized building systems or mobile structures certified under I.C. 22-15-4, in the area in Franklin County in which the County Area Plan Commission has jurisdiction for Planning and Zoning, provided that each of the incorporated towns therein adopts a resolution



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confirming that the authority granted by this Code is to be effective in their respective corporation. Otherwise, this Code will be effective in the unincorporated portion of Franklin County, and those incorporated towns which shall adopt said regulation. Am. Ord. No. 1989-5, passed 7, Aug. 1989. Ord. No. 1989-4, passed 17, April 1989.

### Section 90.06: REGULATIONS ADOPTED BY REFERENCE

(A) Building rules of the Indiana Fire Prevention and Building Safety Commission as set out in the following Articles of Title 675 of the Indiana Administrative Code are hereby incorporated by reference in this ordinance and shall include later amendments to those Articles as the same are published in the Indiana Register or the Indiana Administrative Code with effective dates as fixed therein:

- "(1) Articles 13 - Building Codes
  - (a) Fire and Building Safety Standards
  - (b) Indiana Building Code
  - (c) Indiana Building Code Standards
  - (d) Indiana Handicapped Accessibility Code
- (2) Article 14 - One and Two Family Dwelling Codes
  - (a) Council of American Building Officials One and Two Family Dwelling Code
  - (b) CABO One and Two Family Dwelling Code ; Amendments
  - (c) Standard for Permanent Installation of Manufactured Homes
- (3) Article 16 - Plumbing Code
  - (a) Indiana Plumbing Code
- (4) Article 17 - Electrical Code
  - (a) Indiana Electrical Code
  - (b) Safety Code for Health Care Facilities

- (5) Article 18 - Mechanical Codes
  - (a) Indiana Mechanical Codes
- (6) Article 19 - Energy Conservation Codes
  - (a) Indiana Energy Conservation
  - (b) Modifications to the Model Energy Code
- (7) Article 20 - Swimming Pool Code
  - (a) Indiana Swimming Pool Code"

(B) Copies of this code, and rules, regulations, and codes adopted herein by reference, are on file as required by law in the office of the Building Inspector.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.07: PERMIT REQUIRED

(A) A permit, using forms furnished by the Building Inspector, shall be obtained before beginning new construction, or altering or repairing existing buildings or structures if the alterations or repairs affect structural strength, sanitary conditions, fire hazards, or pose a threat to personal or public safety. All permits shall be issued by the Building Inspector, and all fees provided for herein shall be paid to the County Auditor.

(B) It shall be unlawful for any person to do any work for which a permit is required, on any new or old structure, including repairs or alterations, unless the person doing the work shall maintain a building permit for the work in a full and a conspicuous place on the site of the work until the work shall be finished and finally inspected. No permit issued pursuant to this code shall be removed from the site of the work authorized thereby until permission for its removal is granted by the Building Inspector.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.08: PERMIT APPLICATION

(A) No permit shall be issued for the purposes specified in Sec. 90.07 unless the application for the permit is accompanied by two copies of drawings, plans, and specifications showing in complete detail the following:



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(1) Plat or map of the parcel of land involved, showing the location of the proposed or existing building or structure, and set-back from streets or property lines of the proposed building or structure on the lot or premises.

(2) A complete survey, showing all property lines and the size of the lot or premises where any building is to be erected or constructed, certified by a professional engineer or land surveyor registered in Indiana, unless, in the opinion of the Building Inspector, the survey is not necessary.

(3) All construction and details.

(4) Except for single-family dwellings, electrical work, wiring or installations showing the exact location of all apparatus, and the size and capacity thereof; the size of all main and branch conduits; the location of all openings and cabinets, and the capacity of all conductors; provided, however, that the requirements of this division shall not be applicable to meter and service installations, or maintenance, repairs, or alterations to equipment used by public utilities.

(5) Except for single-family dwellings, plumbing work showing the exact location of all fixtures and apparatus, and the capacity thereof; the size of all pipes; the location of all openings and traps, and the capacity of all conductors; provided, however, that the Building Inspector may dispense with the requirement that drawings be furnished in cases of repairs the cost value of which does not exceed \$100, and which are done by a licensed plumber.

(B) Both copies of the drawings, plans, and specifications referred to in paragraph (A) herein, shall be stamped "approved" by the Building Inspector, and one such copy shall be returned to the applicant to be kept on the job site at all times.

(C) All plans for building construction under the authority of the Fire Prevention and Building Safety Commission of the State of Indiana must also be filed with the State Building Commissioner. In addition, a copy of a Design Release, issued by the State Building Commissioner and the State Fire Marshal pursuant to I.C. 22-15-3-1, shall be provided to the Building Inspector before issuance of a permit for construction covered by such Design Release. Am. Ord. No. 1989-5, passed 7, Aug. 1989. Ord. No. 1989-4, passed 17, April 1989.

### Section 90.09: ISSUANCE OF PERMIT

(A) The application, plans, and specifications filed by an applicant shall be checked by the Building Inspector. If the Building Inspector is satisfied that the work described in the application conforms to the requirements of this chapter and other pertinent laws and ordinances, he shall issue a permit therefore.

(B) Every permit shall expire by limitation if active work shall not have commenced within six (6) months of the date of issue, otherwise the building permit shall expire by limitation. All work so authorized shall be completed within twelve (12) months from the issuance of the building permit therefore, otherwise the building permit shall expire by limitation. Provided, that a permit for a building or structure which is a part of a Special Exception (Use) authorized by the Franklin County Area Board of Zoning Appeals shall expire by limitation if active work shall not have commenced within twelve (12) months of the date of issue. All work so authorized shall be completed within three (3) years from the issuance of the building permit therefore, otherwise the building permit shall expire by limitation.

(C) The Building Inspector is authorized to revoke a building permit, or other permit issued pursuant to this code, after ten (10) days notification in writing thereof to the applicant, if the work under the permit is not proceeding according to the plans and specifications upon which the permit was issued, or if the work is proceeding in violation of law, or of any provision of this or other provisions of the Franklin County Code of Ordinances. Ord. No. 198904, passed 17, April 1989.

### Section 90.10: FLOOD CONTROL DUTIES OF BUILDING INSPECTOR

The Building Inspector shall perform the following Flood Control duties:

#### (A) Flood Proofing Non-Residential Structures

Require certification of a floodproofing by engineer/architect (Structural dry flood proofing is allowed for non-residential structures. The engineer/architect must certify to the elevation to which the structure is dry flood proofed.

#### (B) Manufactured Home Standards

Require all manufactured homes to be installed using methods and practices which minimize flood damages. Manufactured homes must be



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elevated and anchored to resist flotation, collapse or lateral movement.

### (C) Utility Construction

(1) Require new and replacement water and sewer systems to be designed to minimize infiltration.

(2) Require on-site waste disposal systems to be designed to avoid impairment.

### (D) Record Keeping

(1) Obtain and maintain records of elevation and flood proofing levels for new construction or substantial improvements.

(2) Obtain certification of flood proofing by engineer/architect.

(3) Lowest floor elevations must be obtained for all new construction and substantial improvements.

(4) All information concerning and justifying any variances.

### (E) Water Course Alteration and Maintenance

(1) Notify neighboring communities of watercourse alterations.

(2) Maintain carrying capacity of altered watercourse.

### (F) Review Building Permits

(1) Review permits to assure sites are reasonably free from flooding.

(2) Review permits of proposed construction and development and require:

(a) anchoring (including manufactured homes) to prevent flotation and lateral movement.

(b) use of flood resistant materials.

(c) construction methods which minimize flood damage.

(d) electrical, heating, ventilation, plumbing, air-conditioning equipment and other service facilities to be designed or located to prevent entry or accumulation of water.

(e) fully enclosed areas below the lowest floor of an elevated building (if permitted by local ordinances) to be designed to automatically equalize hydrostatic flood forces by allowing for the entry and exit of flood waters.

Ord. No. 1989-4, passed 17, April 1989.

## Section 90.11: FORMS AND FEES

(A) Application for building permits shall be filed on forms provided, with any necessary exhibits

or documents, and shall be accompanied by the filing fees herein specified. These fees shall be paid to the Building Inspector who shall forthwith pay over such fees to the County Auditor to the credit of the General Fund of the County of Franklin, monthly, and no part of the fees shall be returnable to the applicant, unless specifically authorized by the Building Inspector.

(B) Until all applicable fees have been paid in full, no action shall be taken on any application.

(C) The building permit fee shall be in addition to any hook-on or other connection charges, electric meter base charges, or other fees charged pursuant to other town or county ordinances.

(D) In addition to the inspection fees set forth below, an additional fee of \$5.00 per one-hundred square feet or part thereof shall be added for any single-family dwelling exceeding 1,500 square feet of floor area.

Am. Ord. No. 1989-5, passed 7, Aug. 1989.

Ord. No. 1989-4, passed 17, April 1989.

### Inspection Fee Rate Schedule \*

#### Section 90.11 Forms & Fees (D) under Inspection Fee Rate Schedule

Type of Construction	Inspection Fee
Single Family Dwelling (includes Modulares)	\$300.00 plus \$5.00 per 100 square feet over 960 square feet
Manufactured Homes (Double Wide, etc.)	\$250.00 plus \$100.00 if basement
Two-Family Dwelling	\$500.00 plus \$5.00 per 100 square feet
Accessory Buildings	\$75.00 plus \$25.00 for electrical and/or plumbing
In-ground Pools	\$200.00
Residential Addition	\$200.00 plus \$5.00 per 100 square feet
Attached & Unenclosed Lean-to's & Decks	\$50.00
Above Ground Pools	\$75.00
All Commercial & Commercial Additions	\$500.00 up to 10,000 square feet plus \$5.00 per 100 square feet, if over 10,000 square feet \$1,000.00 plus \$5.00 per 100 square feet not to exceed the fee of \$6,500.00
Churches or non-profit organizations	\$250.00
Multi-Family Dwellings	\$600.00 plus \$5.00 per square feet
Temporary Structures	\$50.00 plus \$25.00 for electric
Re-inspection Fees	\$45.00
Meter Checks	\$45.00
Signs	\$50.00

Ordinance # 2005-23 passed on Nov. 14, 2005.



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or renovation. In cases where the work is not approved, the Building Inspector shall cause a tag or sticker to be fastened to the building permit stating that the work is deemed in noncompliance. It shall be unlawful for any person to disturb or remove the tag until authorized to do so by the Building Inspector. The permit holder shall repair or cause to be repaired defective work deemed in noncompliance to this code or documents listed in Sec. 90.06, and shall notify the Building Inspector after the work is completed so that reinspection can be made. No further work can progress until the previous phase of construction has been approved by the Building Inspector.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.13: RIGHT OF ENTRY

Upon presentation of proper credentials, the Building Inspector or his duly authorized representatives may enter at reasonable times any building, structure, or premises in the Town or unincorporated County area to perform any duty imposed upon him by this code.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.12: INSPECTIONS

(A) After the issuance of any building permit, the Building Inspector shall make, or shall cause to be made, such inspections of the work being done under the permit as are necessary to insure full compliance with the provisions of this chapter and the terms of the permit. Basically, the Building Inspector will make the following inspections for dwellings, businesses, educational and institutional and church buildings, and industrial and warehouse and bulk storage buildings: (1) Footing, (2) framing, (3) plumbing and heating, (4) electrical and heating, and (5) final. Reinspections of work found to be incomplete or not ready for inspection are subject to assessment of reinspection fees as prescribed in Sec. 90.11(D). The Building Inspector shall in all cases designate the stage of construction when each required inspection must be requested by the permit holder. The permit holder shall be responsible for notifying the Building Inspector, orally or in writing, not less than eight working hours, viz., the hours between 8:30 a.m. and 4:00 p.m., before covering or concealing work to be inspected. No concrete shall be placed for foundations, slabs, or floors without prior inspection. No electrical, mechanical, plumbing, thermal insulation, or structural framing shall be covered without prior inspection.

(B) A sticker or tag shall be attached to the building permit certifying each phase of construction

### Section 90.14: STOP ORDER

Whenever any work is being done contrary to the provisions of this code, the Building Inspector may order the work stopped by notice in writing served on any persons engaged in doing or causing the work to be done, and any such persons shall forthwith stop the work until authorized by the Building Inspector to proceed with the work.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.15: CERTIFICATE OF OCCUPANCY

No certificate of occupancy for any building or structure erected, altered, or repaired after the adoption of this chapter shall be issued unless the building or structure was erected, altered, or repaired in compliance with the provisions of this chapter. The electric meter will not be energized until a certificate of occupancy has been issued.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.16: STANDARDS OF WORKMANSHIP

All work on the construction, alteration, and repair of buildings and other structures shall be performed in a good and workmanlike manner according to accepted standards and practices in the



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trade.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.17: VIOLATIONS

It shall be unlawful for any person, firm, or corporation, whether as owner, lessee, sub-lessee, or occupant, to erect, construct, enlarge, alter, repair, improve, remove, convert, demolish, equip, use, occupy, or maintain any building or structure, other than fences, in the Town or unincorporated County Area, or cause or permit the same to be done, contrary to or in violation of the provisions of this code.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.18: RIGHT OF APPEAL

All persons shall have the right to appeal the Building Inspector's decision first through the City Council, and then to the Fire Prevention and Building Safety Commission of Indiana, in accordance with the provisions of I.C. 22-13-2-7 and I.C. 4-21.5-3-7, as applicable.

Am. Ord. No. 1989-5, passed 7, Aug. 1989.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.19: REMEDIES

The Building Inspector shall in the name of the Town or unincorporated County Area, bring actions in the Circuit Court of Franklin County, Indiana, for mandatory and injunctive relief in the enforcement of and to secure compliance with any order or order made by the Building Inspector. Any such action for mandatory or injunctive relief may be joined with an action to recover the penalties provided for in this chapter.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.20: REPEALER

The (original) Building Code Ordinance of Franklin County, Indiana, Ordinance No. 2-1977, as amended, passed by the Board of County Commissioners on the 21st day of March, 1977, is repealed in its entirety.

Ord. No. 1989-4, passed 17, April 1989.

### Section 90.99: PENALTY

Building Code, Section 90.99 Penalty; If any person, firm, or corporation shall violate any of the provisions of this chapter, or shall do any act prohibited herein; or shall fail to perform any duty lawfully enjoined, within the time prescribed by the Building Inspector; or shall fail, neglect, or refuse obey any lawful order given the Building Inspector in connection with the provisions of this chapter, for each violation, failure, or refusal, the person, firm, or corporation shall be fined in any sum not more than Two Thousand Five Hundred Dollars (\$2,500.00). Each day the unlawful activity continues shall constitute a separate offense.



## CHAPTER 91: UNSAFE BUILDINGS

Franklin County Council  
Ordinance No. 1992-7

### Chapter 91: Unsafe Buildings

#### Section

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- 91.04 Enforcements
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#### Section 91.01: FRANKLIN COUNTY UNSAFE BUILDING CODE

Under the provisions of I.C. 36-7-9-3, there is hereby established the Franklin County Unsafe Building Code.

#### Section 91.02: LAW ADOPTED BY REFERENCE

Chapter 36-7-9 of the Indiana Code is hereby adopted by reference as the Franklin County Unsafe Building Code. All proceedings within the County of Franklin for the inspection, repair, and removal of unsafe buildings shall be governed by said law and the provisions of this Code. In the event the

provisions of this Code conflict with the provisions of said Chapter 36-7-9, then the provisions of the State statute shall control.

#### Section 91.03: NUISANCES

All buildings or portions thereof within the County of Franklin which are determined after inspection by the Building Inspector to be unsafe as defined in this Code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedure specified in the Franklin County Unsafe Building Code.

#### Section 91.04: ENFORCEMENTS

The Franklin County Building Inspector shall be authorized to administer and to proceed under the provisions of said law in ordering the repair or removal of any buildings found to be unsafe as specified therein or as specified hereafter.

#### Section 91.05: APPROVAL OF BUILDING INSPECTOR

Wherever in the Franklin County Building Code (Chapter 90) or the Franklin County Unsafe Building Code it is provided that anything must be done to the approval of or subject to the direction of the Building Inspector, or any other officer of the County, this shall be construed to give such officer only the discretion of determining whether the rules and standards established by ordinance have been complied with; and no such provisions shall be construed as giving any officer discretionary powers as to what such regulations or standards shall be, power to require conditions not prescribed by ordinance, or to enforce provisions in an arbitrary or discretionary manner.

#### Section 91.06: STANDARDS

In addition to the statements describing unsafe buildings and unsafe premises in I.C. 36-7-9-4, the following conditions are hereby adopted to provide minimum standards for building condition and maintenance. Any building or structure which has all or any of the conditions or defects hereinafter described shall be deemed to be an unsafe building, provided that such conditions or defects exist to the extent that life, health, property, or safety of the public or its occupants are endangered.



## CHAPTER 91: UNSAFE BUILDINGS

### (A) Insufficient Exits

Whenever any door, aisle, passageway, or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

### (B) Excessive Stress

Whenever the stress in any materials, member, or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed for new buildings of similar structure, purpose or location.

### (C) Structural Strength

Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements for new buildings of similar structure, purpose or location.

### (D) Portions Likely to Fail

Whenever any portion, member, or appurtenance thereof is likely to fail, to become detached or dislodged, or to collapse and thereby injure persons or damage property.

### (E) Wind Pressure

Whenever any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability or is not so anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted for such buildings.

### (F) Settling

Whenever any portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

### (G) Causes of Collapse

Whenever the building or structure, or any portion thereof, because (1) dilapidation, deterioration, or decay; (2) faulty construction; (3) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay, or inadequacy of its foundation; or (5) any other cause, is likely to partially or completely collapse.

### (H) Unsafe for Use

Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

### (I) Leaning Walls

Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.

### (J) Deterioration of Supporting Members

Whenever the building or structure, exclusive of the foundation, shows thirty-three percent (33%) or more damage or deterioration of its supporting member or members, or fifty percent (50%) damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

### (K) Severe Damage

Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood or has become so dilapidated or deteriorated as to become (1) an attractive nuisance to children, or (2) freely accessible to persons for the purpose of committing unlawful acts.

### (L) Violation of Requirements

Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the Franklin County Building Code, (Chapter 90), or of any law in Indiana relating to the condition, location, or structure of buildings.



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### (M) Deficient Strength

Whenever any building or structure, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member, or portion less than fifty percent (50%), or in any supporting part, member, or portion less than sixty-six percent (66%) of the (1) strength, (2) fire-resisting qualities or characteristics, or (3) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height, and occupancy in the same location.

### (N) Unsanitary for Human Habitation

Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangements, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Inspector to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease.

### (O) Fire Hazard

Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other cause, is determined by the Building Inspector to be a fire hazard.

### (P) Attractive Nuisance

Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six (6) months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

### Section 91.07: FIRE PREVENTION AND BUILDING SAFETY COMMISSION

All work for the reconstruction, alteration, repair, or demolition of buildings and other structures shall be performed in a good workmanlike manner according to the accepted standards and practices in the trade. The provisions of the rules and regulations pertaining to

construction, plumbing, electrical, mechanical, and one and two-family dwellings, promulgated by the Fire Prevention and Building Safety Commission of Indiana, shall be considered standard and acceptable practice for all matters covered by this Code or orders issued pursuant to this Code by the Building Inspector of Franklin County, Indiana.

### Section 91.08: HEARING AUTHORITY

(A) The Hearing Authority defined in I.C. 36-7-9-2 is hereby established and shall consist of three (3) members: (1) the President of the Franklin County Advisory Plan Commission, (2) the Building Commissioner, and (3) a member to be appointed annually by the Board of County Commissioners.

(B) The purpose of the Hearing Authority is to conduct hearings in accordance with I.C. 36-7-9-7. A majority of the members of the Hearing Authority shall be required to conduct hearings and to make any action official.

### Section 91.09: UNSAFE BUILDING FUND

An Unsafe Building Fund is hereby established in the operating budget of the Board of County Commissioners in accordance with the provisions of I.C. 36-7-9-14.

### Section 91.10: DEFINITIONS

The definitions of "Hearing Authority" and "Substantial Property Interest" set forth in I.C. 36-7-9-2 are hereby incorporated into this Code by reference.

### Section 91.99: PENALTY

No person, firm, or corporation, whether as owner, lessee, sublessee or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy, or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code or any order issued by the Building Inspector. Any person violating the provisions of this Code or the provisions of I.C. 36-7-9 shall commit a Class C infraction for each day such violation continues.

Passed and adopted this 28th day of April, 1992, by the Franklin County Council.